



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, April 7, 2016

Approved April 21, 2016

[6:10:20 PM](#) **6:00 PM – Work Meeting:** *(Front Conference Room)*

Attendance

Planning Commission Members:

Chris Berbert
Jeramy Burkinshaw
Adam Jacobson
Robyn Shakespear
Clint Smith
Wade Thompson

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Gordon Haight, Assistant City Manager

Review of Agenda Items

2.1 – Sports Training Facility – Elevations for review and approval. Commercial design criteria has a way to do an exception. The council has to approve the exception and so planning would be making a recommendation.

2.2 & 2.3 – Edge Homes – 210 Condominium Units. The applicant provided a new site plan showing sidewalks and trails. They moved the garages and added parking spots. They added a basketball court and also provided different renderings showing the views that the commission requested.

2.4 – Athlos – Final fencing approval. Applicant provided images of the fence product – four foot rod iron.

2.5 – Rushton – Detached Garage. The home is not built yet. He does plan to have the garage match the home. Planning was reminded that the cove has very strict CCR's that the home will have to comply with.

2.6 – Johnson – Medical Office Building. Applicant is providing a condominium plat to sell the individual units within the building.

2.7 – Soffe – Final Master Plan for Phase 3 (retail portion) Belle Ve. Applicant provided building elevations and parking information. James Doolin with Oakwood Homes explained that the project has an impact on their development. Most issues can be worked through. He hoped to work through some of the issues tonight. Road alignments and access issues were discussed. 7.9 acres for his development. He was told that the developer was willing to pay for a road and he wanted that on the record. A development

Jaran Nicholls offered the invocation and Matt Watson led us in the pledge.

- 1.2 [7:06:07 PM](#) Roll call:
Full Quorum, Blayde Hamilton and Jessica Morton absent
- 1.3 [7:06:23 PM](#) Approval of Minutes for: **March 17, 2016**
Commissioner Chris Berbert **MOVED** to continue the minutes for March 17, 2016.
Commissioner Wade Thompson **SECONDED** the motion.
The voting was unanimous.
- Vote passed.
Motion carried.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

Chair Smith reviewed the public comment policy and procedure.

- 2.1 [7:08:24 PM](#) **02C16** – Lindsley – 3600 W Autumn Crest Dr – Final Approval of Elevations for a Sports Training Facility – Zone: C-2 – Acres: 42.08

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The building proposed was a unique building that does not meet the criteria for brick or stone typically required and therefore the applicant asked for an exception. The planning commission would make recommendation to city council.

Craig Martin (applicant), 9256 S State Street, Sandy, asked for an exception on some of the out buildings and major portions of the main building. He mentioned that there was a plan for LED lighting on the outside of the building but nothing had been decided yet.

Chair Clint Smith turned to the commission for further discussion and noted that the item would be a recommendation to the city council for an exception. He felt the commercial guidelines were intended for buildings with a different use; the proposed building is a recreation facility and it was appropriate to consider the exception. Commissioner Chris Berbert asked whether or not the split face would be used on the main building. The response was that it will be incorporated on every building on the property where there isn't metal used. Commissioner Berbert liked the split face style and wondered if there would be a certain percentage of that style for each building. Eric Migacz, EDA Architects described the honed face style and stated that the plan was to have 75% of honed and 25% of split faced as a feature area, around the entrance, etc. Commissioner Jeremy Burkinshaw was excited about the facility but felt concerned with the amount of color being used on the building. Mr. Martin explained that the colors were driven by a famous artist who holds a special place with the owner. Commissioner Berbert differed in opinion and felt the colors of the building represented what REAL Salt Lake was all about.

City Planner, Bryn McCarty requested that planning commission provide a reason for the exception. A suggestion was the unique design of the building and how it is not typical commercial use but for recreational use.

Commissioner Chris Berbert **MOVED** to recommend approval for the exception; partially because to me I look at it as McDonalds has yellow arches and REAL Salt Lake has these colors, and then it's a training facility for sports. The one thing that I do add in this recommendation, is that we require at least 25% of the split face in areas where they use the block.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.2 [7:19:28 PM 09S16](#) – Edge Homes – 4300 W 14500 S – Proposed Subdivision of 210 Condominium Units – Zone: MU-2 – Acres: 9.52 (Public hearing held on March 17, 2016)

Chair Smith noted that item 2.2 and 2.3 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. At the last meeting the commission requested information regarding parking, garages, connections and renderings.

Jaran Nicholls (applicant), Edge Homes 480 W 800 N, Orem, UT liked the suggestions made by the commission at the last meeting and he outlined changes made to the proposal. A basketball court was added to the plan and garage locations were changed. Elevations for the project were shown. Renderings showing the roof lines and the grading around the tot lot and club house were shown. An image of a similar club house planned for this development was shown.

Planning commission members thanked Mr. Nicholls for the renderings and changes made. Commissioner Adam Jacobson felt concerned about how the mixed use would be tied to the commercial. City Planner, Bryn McCarty explained that it would be dependent on building permits. Commissioner Jacobson would like to continue the item until the phasing for the project with the commercial and mixed use is understood more clearly. Chair Smith agreed that there should be a clear understanding of the phasing. Commissioner Chris Berbert requested the amount of current building permits that have been issued and wanted to see the development agreement.

Commissioner Adam Jacobson **MOVED** to continue without date until we can resolve the mixed use issue.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.3 [7:29:10 PM 56C07-13](#) – Edge Homes – 4300 W 14500 S – Final PUD Approval for 210 Condominium Units – Zone: MU-2 – Acres: 9.52 – Units: 210

Commissioner Adam Jacobson **MOVED** to continue without date until we can resolve the mixed use issue.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes

Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.4 [7:29:39 PM](#) [27S15](#) – Athlos Academy – 12309 S Mustang Trail Way – Final Approval of Fencing at the Athlos Academy Charter School – Zone: R-2-10 – Acres: 10.5

City Planner, Bryn McCarty oriented the commission with a site plan and other images prepared. A picture of the fence style was shown.

Adam Zaragoza (applicant), 918 S 9th Street, Boise, ID appreciated the commission approving the Charter School. He asked the commission to consider postponing the installation of the fence to allow their model to work. He noted that if their model doesn't work then they would be happy to build the fence.

Commissioner Adam Jacobson reminded Mr. Zaragoza that the school was approved with the condition of installing the fence. The commissioners agreed. Mr. Zaragoza requested again that the commission allow the traffic flow model to work without installing the fence; proving to the commission that it will work without a fence. He reported that maximum enrollment would be 1,200 and there are already over 800 students enrolled. The fence was required on two sides of the project.

Commissioner Adam Jacobson announced that he liked the fence and would like to stay with the current requirement. Commissioner Thompson, Burkinshaw and Shakespear all agreed.

Commissioner Adam Jacobson **MOVED** to approve the fence type and reiterate that the fence is the requirement to be put in.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

2.5 [7:35:32 PM](#) [18C16](#) – Rushton – 7012 Echo Bluff Drive – Conditional Use for a 2200 square foot Detached Garage – Zone: FR-1 – Acres: 0.75

City Planner, Bryn McCarty oriented the commission with a site plan, aerial map, layout and other images prepared. The detached garage proposed would be 2200 square feet. The lot is about 3/4 acre and will sit behind the home. The owner would like the garage to match the home. No additional elevations were provided.

Shane Rushton (applicant), 3971 Fawn Hill Ln, Bluffdale, UT, would like to build a detached garage to match the his home. He plans to put away junk and keep the yard clean. The exterior materials would be split faced block for the entire structure. He has not gone through the HOA approval process yet. If the garage is not approved he plans to attach it to the home. There are no houses around his lot, but staff did notify neighbors.

Chair Smith turned to the commission for further discussion. The commission wants to be sure that the front of the garage matches the materials of the home. They would like to see the home plans before approving it. City Planner, Bryn McCarty reminded the commission that The Cove has strict design guidelines. Chair Smith requested that the commission approve the item and ask for elevations to come back for final approval.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with other requirements; add an eighth requirement to state that the elevations need to come back to the planning commission for final approval. With an emphasis on number seven that the front elevations need to match including colors and material.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.6 [7:42:37 PM](#) **10S16** – Johnson – 5532 W Herriman Main St – Proposed Subdivision of 4 Office Condominiums – Zone: MU-2 – Acres: 1.03 – Units: 4 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. There will be four units in the proposed office condominium subdivision. The condo plat was proposed in order to sell the individual units inside the office building.

Chaz Johnson (applicant), 9544 S Willow Trail Wy, South Jordan, explained that the tenants will take ownership of the space instead of leasing it from them. There will be medical and dental users. He confirmed that the HOA fees will take care of exterior maintenance.

[7:44:59 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[7:45:24 PM](#) Chair Smith closed the public hearing.

Chair Smith turned time to the planning commission for further discussion. Commissioner Jeramy Burkinshaw would like to better understand where the ownership lines are, how the HOA is responsible and how it's managed and funded, etc. He felt that was key to the long term success of the project. Commissioner Chris Berbert agreed especially with the location; he would like to know how it will be maintained. Commissioner Jacobson wanted to understand the way the subpieces inside the building will be divided.

Mr. Johnson responded that he provided a subdivision plat showing the deliniation of the four units. He explained that each unit would be occupied by doctors that are already in the city who would like to own their own space. The lobby would be owned collectively by the HOA. Each building would be separately owned with separate utilities and meters. There will be CCR's that dictate those items and how the properties should be professionally managed by a third party. HOA dues will be paid, which, in part, will pay for the third party management fee. The tenants basically own the airspace; interior walls would be managed by tenants. All of which would be outlined on the plat and in the plan. The HOA takes care of the maintenance of the outside of the building. Mr. Johnson reiterated that the tenants want to maintain and increase a professional look by

moving to these offices. Commissioner Adam Jacobson wanted to see the CCR's and Commissioner Jeremy Burkinshaw agreed, he also wanted to see the plat. Mr. Johnson recommended that the commission require a process from staff for this type of unit in the future because there currently is not one for this type of unit.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations and two additional requirements; that the lineation of the lot comes back to us and the second one, to see the CCR's for approval.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.7 [7:55:16 PM](#) [45C01-01](#) – Soffe – 14199 S 4800 W – Final Master Plan Approval for Phase 3 of Belle Ve a – Zone: MU-2 – Acres: 12.27 – Units: 300

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The overall density was already approved and the third phase was being presented with more information requested.

Tim Soffe (applicant), Think Architecture, 5151 S 900 E, explained that phase three may be new to Herriman. The property will be unique and plays into the phasing of the project. There are no major arterial roads to support the commercial and therefore, the project is true mixed use. He reported having great support from SLCC and was encouraged by their activity. The development is tied to the SLCC and SLCC is tied to the development. He reported that the parking analysis led them to have 2.28 parking stalls instead of the required two. There are 30 elevations for the development and he did not include them all, however he did show renditions of the buildings. The project was described as being more like a hotel; with interior corridors and stairways. The pool area was shown. There are a mixture of materials and texture changes. The buildings are four story apartments above commercial units. The units can be for sale and for rent. Signage for the businesses will be monument signs. There are one, two and three bedroom units. There will be an extra 100 parking stalls for commercial use. There will be a parking garage with assigned parking stalls for each unit. Behind the building will be additional reserved parking for the units. The parking for commercial tenants would be in front of the buildings. Mr. Soffe responded to the commission that garbage would be collected in the garages and the retail tenants will have dumpsters in an enclosure. Building heights will be 45 and 65 feet. The only unit that will be 65 feet was pointed out. Mr. Soffe requested that the planning commission waive the phasing requirement because they will not be able to build the building at all without building the commercial. A concern with the pool side and height of the units was mentioned by commission members. It was reported that each unit would be individually metered.

Chair Clint Smith turned time to the commission for further discussion. Commissioner Adam Jacobson would like to see how the process for phasing would be; he didn't feel there should be an exception to the phasing. He preferred that 4000 West be installed before the 25% completion because he felt it would feed the commercial growth.

James Doolin, Oakwood Homes, explained that the road (4000 W) that the commission is asking for the applicant to complete, would go through property that the applicant does not own. Chair Smith explained that the commission understood that the alignment and right-of-way issues would have to be worked out with the owners and developer in order for the installation of the road and the completion of the project.

City Planner, Bryn McCarty requested that the commission reiterate their concerns. The response was garbage, phasing and accesses (to the lower commercial piece - the roads). Commissioner Adam Jacobson would like to see the height of each phase. He would like to see the phase line with parking areas and elevations.

Commissioner Adam Jacobson **MOVED** to continue the item without date for the reasons as discussed previously.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.8 [8:36:36 PM](#) **19C16** – Evans & Associates – 5520 W Mirasol Ln – Conditional Use for an LDS Church – Zone: R-2-10 – Acres: 3.287

Chair Clint Smith noted that item 2.8 and 2.9 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposal was for a conditional use for the church and the lot. The proposed elevations were shown along with the subdivision plat for the one lot subdivision. The ordinance would require an element of rock and stone for buildings like this and staff required fencing on the north and east property lines.

Chad Spencer (applicant), 11576 S State Street, felt like everything had been covered. The roofing would be black, asphalt shingles and the brick had not yet been selected yet. Commissioner Adam Jacobson would like to see a drawing of the building, including the color and materials before approving. Planning Commission asked several questions about the amount of stone or brick used, the roof, parking stalls, landscaping, etc. Chair Clint Smith requested moving to the public hearing on item 2.9.

[8:43:06 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[8:43:33 PM](#) Chair Smith closed the public hearing.

Commissioner Jeramy Burkinshaw **MOVED** to continue without date to see actual elevations including the rock and stone, material boards and an accurate rendering of the exterior elevations of the building and landscaping too.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	Yes

Commissioner Adam Jacobson Yes

Vote passed.
Motion carried.

- 2.9 [8:45:20 PM](#) **11S16** – Evans & Associates – 5520 W Mirasol Ln – Proposed One Lot Subdivision Zone: R-2-10 – Acres: 3.287 (Public Hearing)

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with recommendations as outlined by staff.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jeramy Burkinshaw Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.
Motion carried.

3. New Items of Subsequent Consideration:

[8:45:56 PM](#) Commissioner Adam Jacobson requested that staff add to the 'to do list' a commercial development plan or process for the condos.

4. Future Meetings:

4.1 City Council Meeting – Wednesday, April 13, 2016 @ 7:00 PM

4.2 Planning Commission Meeting – Thursday, April 21, 2016 @ 7:00 PM

5. ADJOURNMENT:

Chair Clint Smith called for a motion to adjourn.

Commissioner Adam Jacobson **MOVED** to adjourn the meeting and Commissioner Chris Berbert **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at [8:47:09 PM](#).

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 7, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder